

Excerpts
Planning Commission Minutes
June 12, 2002

Application No. UP-598-02, Michelle Garcia: Request for a Special Use Permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty shop as a home occupation within a single-family detached dwelling on a 0.52-acre parcel of land located at 104 Alabama Lane.

Mr. Tim Cross, following a brief audiovisual presentation, summarized the staff memorandum to the Commission, in which the staff recommended approval. Mr. Cross noted that the York County Utilities Division is not concerned that such a home occupation would impact the water system.

Traffic and parking impacts were discussed, during which Mr. Cross noted that a maximum of 18 vehicle trips per day could be generated by this home occupation, and on-street parking would not be permitted. Two client vehicles could be parked in the applicant's driveway at any one time, he added.

Chair Semmes opened the public hearing. Hearing no one, he closed the public hearing.

Mr. Hendricks stated there should be virtually no impact on the applicant's neighborhood if she were approved for this home occupation, and he supported approval.

PC02-19

On motion of Mr. Beil, which carried 7:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE A BEAUTY SHOP AS A HOME OCCUPATION AT
104 ALABAMA LANE**

WHEREAS, Michelle Garcia has submitted Application No. UP-598-02 requesting a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty shop as a home occupation within a single-family detached dwelling on a 0.52-acre parcel of land located at 104 Alabama Lane (Route 1617) and further identified as Assessor's Parcel No. 2F-3-3-89; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has given careful consideration to the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 12th day of June, 2002, that Application No. UP-598-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to establish a beauty shop as a home occupation within a single-family detached dwelling on a 0.52-acre parcel of land located at 104 Alabama Lane and further identified as Assessor's Parcel No. 2F-3-3-89, subject to the following conditions:

1. This use permit shall authorize the establishment of a one (1)-chair beauty shop as a home occupation within a single-family detached dwelling on a 0.52-acre parcel of land located at 104 Alabama Lane and further identified as Assessor's Parcel No. 2F-3-3-89.
2. The conduct of such home occupation shall be limited to an area within the existing attached garage not to exceed 200 square feet.
3. The home occupation shall be conducted in accordance with the provisions of Sections 24.1-281 and 24.1-283(b) of the York County Zoning Ordinance, except as modified herein.
4. No person other than individuals residing on the premises shall be engaged on the premises in the home occupation.
5. The days and hours of operation shall be limited to Monday through Saturday from 9:00 AM to 5:00 PM.
6. No more than one (1) customer at any one time shall be served within the applicant's home.
7. Retail sales on the premises shall be limited to incidental sales of shampoo and other hair care products.
8. No signs or other forms of on-premises advertisement or business identification visible from outside the home shall be permitted.
9. In accordance with the terms of the Zoning Ordinance, a minimum of one (1) off-street parking space shall be provided on the premises to accommodate customers. This space shall be in addition to the two (2) spaces that are otherwise required for the single-family residence.
10. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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